



## MULBERRY HOUSE

Wootton Waven, Warwickshire



## A STUNNING CONTEMPORARY HOME, IDEALLY FOR FAMILY LIVING.

With luxurious finishes and countryside views, set in a highly sought-after location.



**Distances:** Henley-in-Arden 3 miles, Stratford-upon-Avon 5 miles, Warwick 7 miles, M40 (J15) 7 miles  
Warwick Parkway Station 7 miles (trains to London Marylebone from 69 mins), Leamington Spa 9 miles  
Solihull 12 miles, Birmingham International Airport 14 miles (All distances and times are approximate)

Local Authority: Stratford-on-Avon District Council: 01789 267575

Council Tax band: H

Tenure: Freehold



## SITUATION

Mulberry House is ideally located just outside the charming village of Wootton Waven, a historic village steeped in character, home to notable period properties such as Wootton Hall and its ancient Saxon church. Situated within the picturesque Warwickshire countryside, the village offers easy access to major communication links in all directions. Wootton Waven has a thriving community with essential amenities, including a post office/general store, the fine Parish Church of St Peter, and a welcoming public house. For a wider range of shopping and cultural opportunities, Henley-in-Arden and Stratford-upon-Avon are nearby, with Stratford being home to the Royal Shakespeare Theatre.

Transport links are excellent, with intercity trains running from Warwick Parkway to London Marylebone and Birmingham International Airport just 14 miles away. The village also benefits from a community train service connecting Wootton Waven and Henley-in-Arden to Birmingham city centre.

Education is well-served with a selection of state, grammar, and private schools, including Stratford Prep School, King Edward's Grammar School for Boys, Stratford-upon-Avon Grammar School for Girls, and Stratford High School. The nearby towns of Warwick, Leamington Spa, and Solihull also offer excellent private schooling options and facilities.

For leisure, the area offers a variety of attractions, including local racecourses in Warwick and Stratford-upon-Avon and golf courses in Bearley, Stratford-upon-Avon, and Leek Wootton.

## THE PROPERTY

Mulberry House is an exceptional family home, ideally situated in a delightful location. The property is entered via a stunning reception hall with a staircase leading to the first floor and double doors opening into the cinema room, setting the tone for the luxurious interior.

At the heart of the home is an impressive open-plan kitchen, dining, and living area designed with family living in mind. The kitchen features an extensive range of wall and base units beneath a sleek Silestone Quartz worktop, complemented by a central island and a variety of integrated appliances. The space offers ample room for a large dining table, ideal for family meals and entertaining. This area flows effortlessly into the garden room, which has bi-fold doors opening directly into the rear gardens, enhancing the indoor-outdoor living experience.

The open-plan space also leads to a more formal drawing room, again with bi-fold doors opening to the gardens and a beautiful feature fireplace. The ground floor is further complemented by a study, utility room, and boot room.

The upper floors mirror the same high standard of finish as the ground floor. The principal bedroom suite includes a private balcony, dressing room, and en suite bathroom. Four additional double bedrooms, each with an en suite bathroom, provide ample space and privacy for family members and guests alike.





Approximate Gross Internal Area House: 339 sq m (3,650 sq ft)  
 Garage: 14 sq m (151 sq ft)  
 Total: 353 sq m (3,801 sq ft) inc. restricted head height

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Outside, the property benefits from a block-paved driveway offering parking for several cars, with access to the garage. To the rear, a large garden primarily laid to lawn features an expansive patio area, a pergola with heating and electricity, and rural views, creating a truly idyllic setting to relax and enjoy.

## PROPERTY INFORMATION

**Services:** Mains electricity, water and mains drains are connected to the property. LPG fired central heating. Underfloor heating throughout the ground floor and electric underfloor to the bathrooms. Sonos throughout the downstairs and outside.

**What3Words:** [///smirking.briefer.dubbing](https://www.what3words.com/smirking.briefer.dubbing)

**Viewing:** Strictly by prior appointment only with the agents.



I would be delighted  
to tell you more.

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Date: 15 April 2025  
Our reference: STR012498681

## Mulberry House, The Rickyard, Wootton Wawen, Henley-in-Arden, B95 6FD

We have pleasure in enclosing details of the above property for which we are quoting a guide price of £1,395,000.

Please let us know if you need any further information about the property or surrounding area and we will be delighted to provide it.

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For additional information or to make arrangements to view the property, please get in touch.

**We'd love to help you.**

Yours faithfully



**KNIGHT FRANK LLP**

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